150.0	0002	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,379,100	/	1,379,100
USE VALUE:	1,379,100	/	1,379,100
ASSESSED:	1,379,100	/	1,379,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERTS ELIZABETH A
Owner 2:	DOHERTY ELIZABETH A
Owner 3:	
Street 1:	85 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LANDUCCI STUART J -
Owner 2:	-
Street 1:	580 WASHINGTON ST UNIT 6C
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02111

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1889, having primarily Clapboard Exterior and 2527 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	929,700		449,400	1,379,100
Total Card	0.108	929,700		449,400	1,379,100
Total Parcel	0.108	929,700		449,400	1,379,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.70 | /Parcel: 545.7

Legal Description

User Acct

98842

GIS Ref

GIS Ref

Insp Date

02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	928,400	0	4,725.	449,400	1,377,800	1,377,800	Year End Roll	12/18/2019
2019	101	FV	782,700	0	4,725.	421,300	1,204,000	1,204,000	Year End Roll	1/3/2019
2018	101	FV	304,000	0	4,725.	348,300	652,300	652,300	Year End Roll	12/20/2017
2017	101	FV	147,700	0	4,725.	320,200	467,900	467,900	Year End Roll	1/3/2017
2016	101	FV	147,700	0	4,725.	292,100	439,800	439,800	Year End	1/4/2016
2015	101	FV	138,300	0	4,725.	286,500	424,800	424,800	Year End Roll	12/11/2014
2014	101	FV	138,300	0	4,725.	266,300	404,600	404,600	Year End Roll	12/16/2013
2013	101	FV	138,300	0	4,725.	253,300	391,600	391,600		12/13/2012

!11720!

PRINT

Date	Time
12/11/20	01:51:34

LAST REV

Date	Time
12/20/19	09:31:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11720

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDUCCI STUART	70100-22		10/19/2017		1,300,000	No	No		
MARTONE LOUIS S	65200-394		4/10/2015	Change>Sale	480,000	No	No		
MARTONE LOUIS S	61061-66		1/28/2013	Convenience	99	No	No		
	11984-544		4/22/1971		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2019	1136	Solar Pa	51,944	C				
3/13/2017	261	Heat App	14,000	C				
8/25/2016	2092	Addition	379,000	O				Gut +add second le
8/18/2015	1146	Renovate	379,000		8/18/2015			Complete int/ext r
8/11/2015	2018	Inter Fi	14,000		8/11/2015			Interior demo of w
10/2/2012	1261	Manual	1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	SQ Returned	EMK	Ellen K
2/24/2018	MEAS&NOTICE	HS	Hanne S
9/13/2017	Measured	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
2/21/2017	Permit Visit	DGM	D Mann
8/31/2016	Permit Visit	DGM	D Mann
4/18/2013	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	355	PATRIOT
12/6/1999	Inspected	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	449,400	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1889	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09214246
Const Adj.:	1.34986496
Adj $ / SQ:	184.281
Other Features:	118387
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	933446
Depreciation:	3734
Depreciated Total:	929712

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	3	HB	

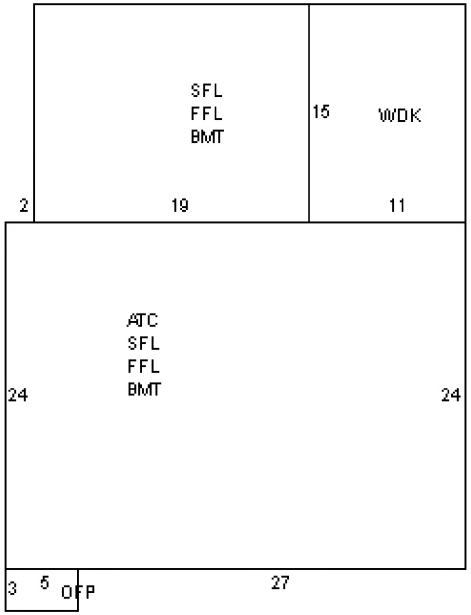
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,053	75.740	79,754
FFL	First Floor	1,053	184.280	194,047
SFL	Second Floor	1,053	184.280	194,047
ATC	Attic	269	184.280	49,535
WDK	Deck	165	16.280	2,686
OFP	Open Porch	15	59.390	891

	Net Sketched Area:	3,608		Total:	520,960
Size Ad	2374.7999	Gross Are	4107	FinArea	2527

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	269.05
Special Features:	0	Val/Su Net:	257.68
Final Total:	929700	Val/Su SzAd	391.49

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	